

Staff Report

TO: Mayor and City Council Members

FROM: Director of Planning

DATE: February 16, 2016

SUBJECT: Tentative Tract Map 36783 (15-TM-01) for the Residential Development  
Planning Area 21A within the Oak Valley PGA Specific Plan (Fairway Canyon)

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**Background and Analysis:**

The proposed project entails implementing actions towards the development of the Oak Valley PGA Specific Plan which was adopted in 2001 by the Riverside County Board of Supervisors when the Specific Plan area was still in the County unincorporated area. The Specific Plan area was annexed to the City of Beaumont in 2002-03.

The subject portion (PA21A) of the Oak Valley SCPGA Specific Plan is located west of Trevino Trail and north of Palmer Ave. The zoning on the property is "SPA" Specific Plan Area.



**Tract Map Summary:**

Tentative Tract Map No. 36783 proposes 53 single family residential lots, which permitted by the Specific Plan. This Lot was originally designated as a school site however, this

location does not meet the current criteria of the School District. The School District and the developer are working together to locate an alternative site. The largest residential lot is proposed to be 16,330 square feet, the smallest 5,500 square feet, and the average residential lot will be 8,024. Additionally, there is a water quality basin lot and 5 Public Street within 13.73 acres.

### **Residential Design & Landscaping Standards:**

If approved, the applicant will be required to submit a Minor Plot Application for any proposed residential product proposal, and will be required to provide for “Four-Sided” Architecture for all buildings with enhancements (shutters, flower boxes, stone veneer, etc.) and provide for trim around all openings. With regards to project landscaping under this proposal, the applicant will be required to adhere to standards set forth under the Guide to California Friendly Landscaping, as well as the City’s Landscaping Ordinance that requires water efficient landscaping. Separate landscaping plans will be required as part of the Conditions of Approval by the applicant for staff review of all front-yard, slopes in excess of three feet, and open-space areas.

### **Setbacks:**

In terms of setbacks, the minimum setbacks allowed per the Specific Plan are 10 foot front setback for living or porch areas, 20 feet for garage areas, 15 feet for rear yard areas, and 5 feet for interior side setbacks and 10 feet for corner yards.

The Planning Commission recommended approval to the City Council, which has final approval authority with subdivision maps.

### **ENVIRONMENTAL DOCUMENTATION:**

From the standpoint of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared and certified in 2001 for the Oak Valley SPCGA Specific Plan (Specific Plan No. 318), with latest Addendum of the EIR was approved by council in 2014, assessing the environmental impacts of the project and subsequent implementation steps, including subdivision of the site. The EIR and the findings made by the City Council remain pertinent and adequate for use for current application. Execution of this subdivision will require adherence to the mitigation monitoring program established for the project.

### **FINDINGS:**

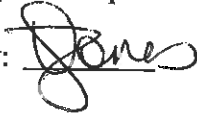
In order for the City Council to approve the subject proposal, the following findings are required.

1. The proposed use is substantially consistent with the Beaumont General Plan, and all relevant elements and policies thereof.

2. The proposed subdivision map is substantially in conformance with the Oak Valley SCPGA Specific Plan.
3. The proposed project is consistent with the provisions of Title 17 of the Beaumont Municipal Code, the State Subdivision Map Act, and the City of Beaumont Subdivision Ordinance.
4. The proposed project will not result in any significant environmental impacts which were not previously disclosed and mitigated; the previously certified EIR in conjunction with the specific plan complies with the requirements of the California Environmental Quality Act; and the project will be responsible for adhering to, and implementing, the mitigation program adopted by the City for the Oak Valley PGA Specific Plan.
5. The proposed project is consistent and compatible with adjoining and surrounding land uses, and with the implementation of the conditions of approval, will be accommodated by the vehicular circulation in the vicinity.
6. The proposed changes to the project will not be detrimental to the health, safety and general welfare of the community.

**Fiscal Impact:** Already reviewed during Specific Plan/Annexation process. Additionally, the development will pay the required mitigation fees.

Finance Director Review:



**Recommendation:**

1. Hold a Public Hearing
2. Approve Tentative Tract Map No. 36783 (15-TM-01) with the attached Conditions of approval, as presented

City Manager Review:





# BEAUMONT UNIFIED SCHOOL DISTRICT

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*Ms. Carol Severns*  
Assistant Superintendent  
Business Services

June 10, 2014

Cherryl Thompson  
Project Manager  
Argent Management  
2392 Morse Avenue  
Irvine, CA 92614

Re: Planning Area 21A - Potential Future School Site

Dear Ms. Thompson,

The District would like to take this opportunity to express its gratitude to Argent Management for its willingness to work together to meet the needs of the future students of Beaumont Unified School District.

Pursuant to our discussion, the District will not be able to use planning area 21A, as it does not meet the requirements of having two points for street access.

The District is reviewing the possibility of using a portion of planning area 25 as a future school site. The District is in the process of working through a facilities planning committee to review all current and future facilities needs, and has yet to ascertain the total impact of future students. The District is unable to provide the exact quantity of acreage necessary to meet future student needs within this development, until the committee makes recommendations to the Board of Trustees.

Please do not hesitate to contact me directly at (951) 797-5373, should have any questions or concerns in this regard.

Sincerely,

Alice Grundman

Substitute, Director of Facilities and Planning

cc: Ms. Carol Severns, Assistant Superintendent of Business Services

**CITY OF BEAUMONT  
SUBDIVISION  
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 36783  
APN: 413-450-061 & 050  
Argent Management**

**CITY COUNCIL  
APPROVAL:**

Draft

**1.0 STANDARD CONDITIONS**

- 1.1 The following conditions of approval are for **TENTATIVE TRACT NO. 36783**, and consist of Conditions 1.1 through 1.13, Conditions 2.1 through 2.7, Conditions 3.1 through 3.11, Conditions 4.1 through 4.15 , Conditions 5.1 through 5.12, Conditions 6.1 through 6.9; and pages 1 through 13, inclusive.
- 1.2 The subdivider shall defend, indemnify, and hold harmless the City of Beaumont, its agents, officers, and employees from any claim, action, or proceeding against the City of Beaumont, its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Beaumont, its advisory agencies, appeal boards, or legislative body concerning **TENTATIVE TRACT NO. 36783**, which action is brought within the time period provided for in California Government Code, Section 66499.37. The City of Beaumont will promptly notify the subdivider of any such claim, action, or proceeding against the City of Beaumont and will cooperate fully in the defense. If the City fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Beaumont.
- 1.3 The subdivision shall comply with the State of California Subdivision Map Act and to all the pertinent requirements of The Beaumont Municipal Code, unless modified by the conditions listed below.
- 1.4 Notwithstanding provisions in the Development Agreement contrary thereto, this conditionally approved tentative map will expire two (2) years after the original approval date, unless extended as provided by the Beaumont Municipal Code, the State Subdivision Map Act or by a development agreement.
- 1.5 Action on a minor change and/or revised map request will not extend the time limits of the tentative map. The City Council approval date on the original tentative map is Draft.
- 1.6 The final map shall be prepared by a licensed land surveyor or registered civil

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engineer subject to all the requirements of the State of California Subdivision Map Act and The Beaumont Municipal Code.

- 1.7 If required by the Planning Department, within ten (10) days of approval by the City Council ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the Planning Department prior to release of the final conditions of approval. The amended map shall be in substantial conformance with Exhibit B.
- 1.8 Any subsequent review/approvals required by the conditions of approval, including but not limited to grading, landscaping, plot plan and/or building plan review, shall be reviewed on an hourly basis based on, or such fee as may be in effect at the time of submittal.
- 1.9 The subdivider shall be fully responsible for maintenance and upkeep of any and all slopes, landscaped areas, open space areas, future development areas and irrigation systems until such time as maintenance responsibilities are assumed by other as approved by the Planning Department.
- 1.10 The properties contained within Tentative Tract No. 36783 are part of the Oak Valley PGA Specific Plan. The provisions and criteria of the Oak Valley PGA Specific Plan shall control and guide the development of Tentative Tract No. 36783. All of the conditions of approval for the Specific Plan are herewith established as conditions of approval for Tentative Tract No. 36783.
- 1.11 An Environmental Report was prepared and certified for the Oak Valley PGA Specific Plan, and a series of mitigation measures were adopted by the City Council to mitigate the potential environmental impacts of the project. All of the mitigation measures set forth in the subject environmental document are herewith established as conditions of approval for Tentative Tract No. 36783.
- 1.12 Execution of the project will necessitate the conducting of mitigation monitoring by the City to ensure that all of the mitigation measures set forth in the Environmental Impact Report and Addendum are systematically implemented. The subdivider shall fund the mitigation monitoring requirements by paying an amount equal to the City's actual contracting cost for such services, plus a 15 percent administrative charge.
- 1.13 Tentative Tract No. 36783 has been found to be substantially in conformance with the Oak Valley PGA Specific Plan.

**2.0 AGENCY CONDITIONS**

- 2.1 The subdivider shall comply with the requirements set forth in the City Public Works Department conditions, a copy of which is attached.
- 2.2 The subdivider shall comply with the requirements of the Beaumont Police Department.
- 2.3 The subdivider shall comply with the requirements of the Beaumont Fire Department.
- 2.4 The subdivider shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 2.5 The subdivider shall comply with the requirements as set forth by the Caltrans.
- 2.6 The subdivider shall comply with the requirements of the Southern California Gas Company.
- 2.7 The subdivider shall comply with the requirements as set forth by the Beaumont Unified School District.

**3.0 RECORDATION CONDITIONS**

Prior to the RECORDATION of any final map, all the following conditions shall be satisfied:

- 3.1 The subdivider shall submit written clearances to the Public Works Department that all pertinent requirements from the following agencies have been met:
  - City Fire Department
  - City Police Department
  - City Planning Department
  - Beaumont Cherry Valley Water District
  - Beaumont Unified School District
- 3.2 All public street road easements shall be offered for dedication to the public and shall continue in force until the governing body accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Public Works Department. Street names shall be subject to the approval of the Building Official. The final street sections, configurations and improvements shall be subject to the approval of the Public Works Department.

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- 3.3 All delinquent property taxes, special taxes and assessments shall be paid to the Riverside County Tax Collectors Office.
- 3.4 Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the final map if they are located within the land division boundary. All offers of dedication and conveyances shall be submitted and recorded as directed by the Public Works Department.
- 3.5 Lots created by this subdivision shall comply with the following:
  - a. Lots created by this subdivision shall be in conformance with the development standards of the Oak Valley PGA Specific Plan.
  - b. All sewer, storm drain and other public utility crossings in side and rear yards to be located in fee title lots and not easements.
- 3.6 No lots fronting on knuckles, or cul-de-sacs shall have less than twenty-five (25) feet of frontage measured at the property line, with the exception of flag lots as approved by the Planning Department.
- 3.7 This subdivision may be recorded in phases subject to the following:
  - a. Phasing, including phase boundaries and sequencing, shall be subject to Planning Department approval.
  - b. Common open space area improvement phasing, shall be required subject to Planning Department approval.
- 3.8 Consistent with City standards and the Beaumont General Plan, the subdivider is obligated to provide fully improved park space at a ratio of 5 acres per 1,000 population. Said conditions of approval require of park improvements and/or fees, and these requirements shall be applicable on a pro-rata basis for this subdivision as set forth in the conditions of approval for the Oak Valley PGA Specific Plan.
- 3.9 The maintenance and management of common open space areas and common facilities shall be conducted as set forth herein and approved by the Planning Department. All provisions of said condition shall be satisfied prior to map recordation.
- 3.10 A hydrology study, to the satisfaction of the Public Works Department, shall be prepared and approved prior to recordation. Said hydrology study shall be based



upon methodology which is acceptable to the Riverside County Flood Control and Water Conservation District, and shall address the potential impacts of the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting any downstream problems.

- 3.11 The subdivider shall be responsible for the provision of a fair share of the necessary roadway, water, sewer and drainage facilities for the orderly implementation of the Oak Valley PGA Specific Plan and the existing master plans for these facilities. Prior to recordation, the subdivider shall work with the City and the Public Works Department to establish the necessary financing and implementation measures to ensure the provision of a fair share of such necessary facilities.

#### **4.0 GRADING CONDITIONS**

- 4.1 Prior to the issuance of GRADING PERMITS, the subdivider shall comply with all the following grading conditions:
  - a. The land divider or developer shall submit five (5) prints of a comprehensive grading plan to the Public Works Department which complies with the Uniform Building Code, Chapter 70, the Beaumont Municipal Code and as may be additionally provided for in these conditions.
  - b. A grading permit shall be obtained from the City Public Works Department prior to commencement of any grading.
  - c. Graded land shall be provided with erosion control measures as approved by the Public Works Department.
- 4.2 Detailed landscaping and irrigation plans shall be submitted to and approved by the Planning Department for the phase of development in process. The plans shall address all areas and aspects of the tract requiring landscaping and irrigation to be installed including, but not limited to, parkway planting, recreation trails, street trees, slope planting, common area and/or park landscaping. The plans shall be certified by a landscape architect, and shall provide for the following:
  - a. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems shall be specified.

- b. Landscape screening where required shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
  - c. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground wherever feasible.
  - d. Landscaping plans shall incorporate the use of specimen accent trees (24" box minimum) at key visual focal points within the project.
  - e. Landscaping plans shall incorporate native, low water using and drought tolerant plants where appropriate. All Landscaping shall be in compliance with Beaumont Municipal Code Chapter 17.06.
  - f. All specimen trees on the subject property shall be shown on grading plans. Trees intended for retention and/or removal shall be so noted on the project grading plans. Replacement trees for those to be removed shall also be shown on the project grading plans.
  - g. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
  - h. trees proposed within 10 feet of any Right-of-Way shall provide for a 36" deep root barrier.
- 4.3 Three (3) sets of detailed landscaping and irrigation plans shall be submitted pursuant to the Conditions of Approval with the applicable processing fee.
- 4.4 No grading permits shall be issued for any proposed new structures outside the areas shown on the approved tentative map unless otherwise approved by the Planning Department and the Public Works Department.
- 4.5 If grading is proposed for five (5) or more acres or is part of a larger project that will disturb five (5) or more acres it shall require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Grading permits shall not be issued until the Public Works Department has determined that the project has complied with the current City requirements for compliance with the NPDES Construction General Permit.
- 4.6 If the project grading is to be phased, prior to issuance of a grading permit, an

overall conceptual grading plan shall be submitted to the Public Works Department and Planning Department for approval. The plan shall be used as a guideline for subsequent detailed grading plans for individual phases of development and shall include the following:

- a. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
  - b. Approximate time frames for grading and identification of areas which may be graded during the higher probability rain months of December through March.
  - c. Preliminary pad and roadway elevations.
  - d. Areas of temporary grading outside of a particular phase.
- 4.7 Driveways shall be designed so as not to exceed a fifteen (15) percent grade.
- 4.8 The subdivider shall provide evidence to the Public Works Department that all off-site grading areas have recorded grading and drainage easements and that maintenance responsibility have been assigned as approved by the Public Works Department and Planning Department.
- 4.9 A qualified paleontologist shall be retained by the subdivider for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist, the City Public Works Department and the grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and details of the fossil recovery plan if recovery was deemed necessary.
- 4.10 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Department in writing that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit) should any grading be proposed within or along the banks of any natural watercourse. Copies of any agreement shall be submitted to the Public Works Department with the notification.

- 4.11 If required for the project, the subdivider shall pay at his or her sole expense and shall notify the Public Works Department in writing that the alteration of any watercourse or wetland complies with the U.S. Army Corps of Engineers (Corps) Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or alongside the banks of the any watercourse or wetland where the Corps has jurisdiction. Copies of any agreements shall be submitted to the Public Works Department along with the notification.
- 4.12 Grading plans shall be submitted to the Public Works Department for review and approval. The plans shall include an erosion and siltation control element, as necessary, to prevent graded and cleared areas from being eroded, resulting in the transport of sediment into the watercourses and downstream where it may affect downstream properties and habitat. Approval of the grading plans is required to fulfill monitoring requirements of the California Environmental Quality Act (CEQA).
- 4.13 Any grading plans proposing grading adjacent to or within the open space lots shall be submitted to the Planning Department for review and approval.
- 4.14 Lots shall be graded to drain to the street with no cross lot drainage permitted. Lot drainage shall be indicated on all grading plans. All street improvement plans and lot grading for residential lots shall indicate and install under sidewalk/curb core draining with a minimum of 2 outlets per lot unless otherwise approved by the Planning Department and Public Works Department .
- 4.15 The subdivider shall submit two (2) copies of a soils report to the Public Works Department. The report shall address the soils stability and geologic conditions of the site as approved by the Public Works Department.

## **5.0 BUILDING CONDITIONS**

Prior to the issuance of BUILDING PERMITS, all the following conditions shall be satisfied:

- 5.1 The subdivider shall submit written clearances to the Planning Department that all pertinent requirements from the following agencies have been met:

City Public Works Department  
Beaumont Unified School District  
Beaumont-Cherry Valley Water District

Beaumont Fire Protection Department  
Beaumont Planning Department

- 5.2 Prior to submittal of architectural building plans and wall and fence plans to the Planning Department, an acoustical study shall be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce ambient interior noise levels to 45 Ldn, with particular emphasis on proposed dwelling units located Palmer Ave. The study shall be submitted to the Planning Department for review with review fee as set in the Fee Schedule or at actual hourly cost and the approved recommendations shall be incorporated into the architectural building plans and wall and fence plans.
- 5.3 A detailed wall and fencing plan shall be submitted to and approved by the Planning Department & Public Works Department and shall show all project walls and fencing including but not limited to perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical elevation of all walls and fences shall be shown on the wall and fencing plan. Decorative block walls shall be constructed along all side or other yards adjacent to streets, or which are plainly visible, and in locations as may be required by the Planning Department.
- 5.4 Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with Planning Department approval.
- 5.5 Building separation between all buildings shall not be less than as set forth in the California Building Code.
- 5.6 All ~~street~~ side yard setbacks shall be a minimum of ten (10) feet.
- 5.7 All front yards shall be provided with landscaping and automatic irrigation systems and adhere to Municipal Code Chapter 17.06 Landscaping Standards, as approved by the Planning Department. Additionally, all front yard landscaping shall be installed with drought tolerant landscaping.
- 5.8 No wood fencing is permitted in this development. All fencing materials shall be masonry, vinyl or tubular steel, as approved by the Planning Department.
- 5.9 All utility connections and easements shall be placed underground and shall not encroach into the driveway area unless otherwise approved by the Public Works Department.

- 5.10 A minor plot plan for all residential buildings, garages and accessory buildings for residential products shall be submitted to the Planning Department accompanied by applicable filing fees for a minor plot plan not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the City of Beaumont. The minor plot plan shall be subject to the approval of Planning Department and shall contain the following elements:
- a. A final site plan (1"=30' minimum scale precise grading plan) showing all lots, building footprints, setbacks, walls, fencing, the floor plan and elevations of individual lots.
  - b. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers when feasible (trade names also acceptable).
  - c. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations. All residential structures shall be provided with "four-sided" architectural features. With respect to residential structures, this may take the form of edge trim on all exterior doors or windows, or other methods as approved by the Planning Department. Enhanced or upgraded rear and side facing architectural features shall be included for dwelling units adjacent to and visible from parks, walkways, and public roadways.
  - d. Detailed wall and fencing plan for the subdivision, including colors, materials and location details.
  - f. Five (5) sets of photographic or color laser prints (8 X 10 in.) of the sample board and colored elevations shall be submitted for permanent filing.
- 5.11 All residential units shall be served by a minimum of two access points at all times, for proper circulation and emergency vehicle ingress and egress, as approved by the Fire Department.
- 5.12 Street Improvement Plans shall be prepared to the satisfaction of the Public

Works Department. Additionally, Street Lighting plans in accordance with the City of Beaumont Outdoor Lighting ordinance shall be submitted in conjunction with the Street Improvement Plans. Street Lights shall be reviewed and approved by the Planning and Building Department with appropriate fees paid. All Mailbox clusters shall have appropriate lighting as approved by the City.

#### **6.0 FINAL INSPECTION/OCCUPANCY CONDITIONS**

Prior to the FINAL BUILDING INSPECTION or issuance of OCCUPANCY PERMITS, whichever occurs first, all the following conditions shall be satisfied:

- 6.1 Decorative block and sound walls shall be constructed subject to the approval of the Public Works Department and Planning Department. A graffiti resistant coating or landscaping shall be provided on all block walls.
- 6.2 Wall and fence locations shall conform to the approved wall fencing plan and approved landscape and irrigation plans.
- 6.3 All landscaping and irrigation shall be installed in accordance with approved plans. If the seasonal conditions do not permit planting, interim landscaping, and erosion control measures shall be utilized as approved by the Planning Department and the Public Works Department.
- 6.4 A licensed landscape architect shall provide a Compliance Letter to the Planning Department and the Public Works Department stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans, Municipal Code and conditions of approval. The Compliance Letter shall be submitted at least three (3) working days prior to any final building inspection or issuance of any occupancy permits, whichever occurs first.
- 6.5 All landscaping and irrigation shall be installed in accordance with approved plans and shall be verified by a City field inspection and applicable fees paid at the direction of the Planning Department.
- 6.6 All driveways shall be concrete paved.
- 6.7 The subdivider shall submit to the Planning Department a duly and completely
- 6.8 Access roads, street improvements, all agency requirements, parking areas and security lighting shall be constructed in accordance with approved improvement plans and specifications.

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- 6.9 Clearance shall be obtained from the Beaumont Fire Department, and all fire protection improvements shall be in place as approved by the Fire Chief.



**TENTATIVE TRACT MAP NO. 36783 – PA21A**  
**PUBLIC WORKS**  
**CONDITIONS OF APPROVAL**  
**October 20, 2015**

**SECTION 1 - GENERAL**

- 1.1 The design of the public infrastructure elements shall conform to the requirements of the City General Plan, Water Quality Management Plan, Master Plans, City of Beaumont Standards, Caltrans Standard Specifications and the Standard Specifications for Public Works Construction, current edition, as required and approved by the City Engineer. Grading works outside of road right of ways shall conform to the latest edition of California Building Code and the City of Beaumont standards and practices. All existing utilities that will be abandoned shall be removed and called out on plans for removal.
- 1.2 The following plans and reports shall be prepared by a competent California licensed civil engineer prior to any site development. All required plans shall be drawn in ink at appropriate scales on mylar sheets as approved by the City Engineer. At approval of the plans, electronic data (e.g., AutoCad file) on CD's shall be submitted to the City and PDF copy of signed/approved plans shall also be given to the City on CD.
- 1.21 Plans Required:
  - A. Street Plans - Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Vert.), plus Title/Index and Detail Sheets.
  - B. Rough Grading and Precise grading plan - at appropriate clarity scale.
  - C. Water, Sewer and Storm Drain Improvement Plans- Plan/Profile at 1" = 40' (Hor.), 1" = 4' (Vert.), plus Title/Index and Detail Sheets.
  - D. Wall and Fence Plans
  - E. Landscape and Irrigation Plan
  - F. Electrical and Onsite Lighting Plan
  - G. Composite underground Utility Plan at minimum 1"=100' scale showing all curbs, sewer, water, and storm drain with valves, utility valves, manholes and service connections. Gas, electric, telephone and CATV shall be shown schematically based on plans prepared by utility agencies.

- H. Storm Water Pollution Prevention Plan shall be prepared and approved by the California State Water Quality Control Board, Santa Ana Region prior to grading permit.
- 1.22 Final maps shall meet all requirements of the Beaumont Municipal Code, and shall include the following:
- A. All easements within the City of Beaumont's rights of way shall be subordinate to the City of Beaumont.
  - B. All easement and rights of way both existing and as required by the City Engineer..
  - C. All required off-site right-of-way shall be acquired by the developer pursuant to the Subdivision Map Act and the Beaumont Municipal Code and dedicated to the City at no cost.
- 1.23 Reports Required:
- A. A preliminary title report accompanied by copies of all recorded documents cited therein shall be submitted to the City Engineer for review along with the first submittal of the final map for checking.
  - B. A preliminary soils report prepared by a competent California licensed geotechnical engineer or civil engineer skilled in soils/foundation investigations shall be submitted for review by the City Engineer along with the first submittal of grading plans, street pans and/or other improvement plans for review. Within the required soils report special attention shall be directed to the ripability of the proposed road cuts and stability of manufactured slopes. If soils report was prepared under an old building/grading code, amendment/supplemental report is required for submission, review and approval. The geotechnical engineer shall determine the setback requirements to support loading without failures in the soil mass.
  - C. Any grading and/or utility excavations and backfilling, both on and off site, shall be done under the continuous direction of a licensed geotechnical/civil engineer who shall obtain all required permits and submit reports on progress and test results to the City Engineer for review and approval as determined by the City. Upon completion of all soils related work, the geotechnical engineer shall submit a final report to the City Engineer for review and approval, which may require additional tests at the expense of the developer.

Permits to build structures will not be issued until a report has been submitted by a geotechnical engineer and approved by the City Engineer attesting to the sufficiency of all building pads to sustain proposed foundation loading and graded in compliance with the geotechnical recommendations.

- D. A hydrology/hydraulic Report shall be prepared and approved prior construction permit. Said Report shall be based upon methodology which is acceptable to the City Engineer, and shall address the potential 10-year and 100 year storm event impacts of local drainage upon the project, as well as downstream impacts resulting from the project, and shall identify the level of responsibility of the project in correcting downstream problems. The Report shall be submitted for review by the City Engineer along with the first submittal of Street Plans and/or other improvement plans for review.
- E. Developer must submit a "Project Specific" WQMP. This report is intended to; a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs.

1.3 Fees Required:

- A. At the time of first submittal of final map and improvement plans, the developer shall pay to the City of Beaumont all applicable fees based on City requirements. An Engineer's estimate of construction shall be prepared by the developer Engineer and approved by the City Engineer.
- B. At the time of requesting recordation of final map, the Developer shall provide cash deposit to the as guarantee for setting final survey monumentation within the tract map. Said deposit will be refunded after the City Engineer verifies that said monumentation has been set in accordance with the final map and that any required amended maps and/or certificates of correction have been recorded.
- C. Prior to issuance of any permit to construct any public improvements, the Developer shall pay to the City of Beaumont all applicable fees.
- D. Prior to issuance of any permits to construct any improvements, securities to guarantee completion of construction and payment of labor and materials shall be provided by the developer and all assignees and successors to the City in accordance with Chapter 16.36 of the

Beaumont Municipal Code.

**SECTION 2 – STREET IMPROVEMENTS**

- 2.10 Off-site street improvement requirements shall be constructed based on a sensitivity analysis contained in the Traffic Study for this development. The Developer shall be directly and solely responsible for the mitigation of impacts related to existing traffic levels plus project traffic plus background traffic increases prior to recordation of the final map. The Developer shall obtain all required right-of-ways, design and construct all street improvements at the times required by the Traffic Study and approved by the City Engineer.
- 2.11 On-site street shall be dedicate and constructed per typical section and alignment shown on the amended map titled “**TENTATIVE TRACT MAP NO. 31462, AMENMENT NUMBER 3**”.
- 2.12 All Streets shall be dedicated to the City and constructed per Riverside County Transportation Department (RCTD) Standard or as approved by the City Engineer.
- 2.13 All existing improvements that will be affected by the proposed improvements shall be replaced in kind or better to comply with City of Beaumont standards.
- 2.14 Pavement structural section shall be designed based on soils tests (R-Value Tests) conducted by an acceptable soils testing laboratory and submitted by a California licensed geotechnical/civil engineer for a Traffic Index as approved by the City Engineer.
- 2.15 All sidewalks shall have a minimum unobstructed width of six feet, and the location of pedestrian ramps shall be constructed per RCTD Standard No. 400, 401 & 402 and in accordance with federal and state laws at the time of construction or recordation whichever comes first.
- 2.16 All curb heights and gutter widths shall be based on RCTD Standard No. 200 & 201. Actual curb height will be determined by the Hydrology/Hydraulics Report and approved by the City Engineer.
- 2.17 All covers for utility manholes, valves, and vaults shall be adjusted to final grade after final paving. Street asphalt concrete pavement may be placed in multiple lifts depending on design asphalt thickness with the final lift placed prior to the first occupancy within that phase of development.
- 2.18 In the event that developer phases the project, phasing maps and unitization map

shall be filed with the City for approval. All phases of the project shall require a minimum of two access points unless otherwise approved by City Engineer

- 2.19 Prior to the time that lumber is deposited on the site for approved construction in a specific phase, all curbs and gutters and pavement shall be completed within that phase area and compaction reports for utility trenches and street base shall be approved.
- 2.20 Streets shall not be paved until all underground utilities are installed. There shall be no intersecting street centerlines less than 90° unless otherwise approved by the City Engineer.
- 2.21 Prior to issuance of occupancy permits, two points of ingress and egress shall be constructed or as approved by the City Engineer.
- 2.22 The minimum centerline radius for local streets 50'-60' ROW shall be 300 feet unless otherwise approved by the City Engineer.
- 2.23 The minimum centerline radius for streets 66' -78' ROW shall be 850 feet unless otherwise approved by the City Engineer.
- 2.24 The minimum centerline radius for streets 88' ROW shall be 1400 feet unless otherwise approved by the City Engineer.
- 2.25 The minimum centerline radius for streets 104' ROW shall be 1900 feet unless otherwise approved by the City Engineer.
- 2.26 The minimum centerline radius for streets 110' -134' ROW shall be 2400 feet unless otherwise approved by the City Engineer.
- 2.27 Street lights shall conform to the City of Beaumont Approved Street Lighting Specifications.
- 2.28 Power lines and telephone poles (existing and proposed) within project boundaries shall be placed underground and must be coordinated with utility purveyors.
- 2.29 Sleeves for lighting and landscape purposes will be allowed in the public street right-of-way when necessary, subject to the approval of the City Engineer.
- 2.30 All conditions under this section are conditions precedent to issuance of occupancy permit.

**SECTION 3 – SEWER IMPROVEMENTS**

- 3.10 The sanitary sewer system shall be designed and constructed to collect and convey sewage to the City's Wastewater Treatment Plant on Fourth Street or a designated lift station in accordance with the Master Sewer Plan.
- 3.11 Sewer mains shall be a minimum diameter of 8" with PVC pipe and fittings unless otherwise approved by the City Engineer. Service laterals shall be constructed with PVC. No structure shall be occupied until the collection system has been thoroughly cleaned, inspected, tested, and accepted for maintenance by the City Public Works Department. All manhole and cleanout covers within paved areas shall be adjusted to finished grades after paving is completed; and such adjustments shall be done in a manner as to prevent entry of silt and/or debris into the sewer system. A concrete collar around sewer manholes 12" thick and 12" wide must be provided.
- 3.12 Sewer lines location and trench shall comply with Riverside County Transportation Department Standard No. 817 and Std. 818.
- 3.13 Install Sewer Cleanout per Riverside County Transportation Department Standard No. 603.

**SECTION 4 - WATER IMPROVEMENTS**

- 4.10 The developer shall comply with the requirements of the Beaumont-Cherry Valley Water District.
- 4.11 All water valves and vault covers within paved areas shall be raised flushed with finished surface and painted after paving is completed.
- 4.12 All fire hydrants, air vacs and other above ground water facilities shall be placed outside of sidewalk areas. Water meter boxes and vaults, valve covers, etc. may be placed within sidewalks or paved areas provided such devices are set flush with finished surfaces and are properly rated for chosen location as approved by the City Engineer.
- 4.13 Waterlines location and trench shall comply with Riverside County Transportation Department Standard No. 817 and 818.

**SECTION 5 - STORM DRAIN IMPROVEMENTS**

- 5.10 The Developer Engineer shall demonstrate by hydraulic calculations that developed flows proposed to be discharged into and through existing or any other storm drain facilities shall not exceed the maximum flows for which said facilities are presently capable of handling.
- 5.11 Storm flows may be conveyed in street sections to the extent that tops of curbs shall accommodate a 10-year storm and that right-of-way limits shall accommodate a 100-year storm. Where storm flows cannot be adequately conveyed by street sections, underground storm drains shall be provided and shall be identified in the Hydrology/Hydraulics report and approved by the City Engineer.
- 5.12 The engineer shall demonstrate by hydrology and hydraulic calculations that existing storm drain improvement is adequate to receive flows generated and coming from this site. If existing drainage system is determined to be inadequate, the developer is required to provide adequate solution/s subject to approval by the City Engineer.
- 5.13 All storm drains, catch basins, the storm water runoff structures will be provided with adequate capabilities to filter and retain sediment and grit, oil and grease, to prevent pollution in storm water runoff in compliance with the City of Beaumont best Management Practices and the Beaumont Drainage Master Plan for stormwater.
- 5.14 Prior to the recordation of the final map, the subdivider shall construct temporary drainage facilities and erosion control as necessary to provide for storm runoff and minimize erosion and silt deposition.
- 5.15 Prior to Grading Permit the subdivider shall obtain a National Pollutant Discharge Elimination system (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board and approved by the City Engineer.
- 5.16 All water quality/detention basins shall be maintained by the Home Owners' Association (HOA) or other acceptable maintenance entity. Said basins shall be on lettered lots owned and maintained by the HOA. Easement shall be dedicated to the City over all basins and access roads/ramps.

**SECTION 6 – NPDES AND WATER QUALITY**

- 6.10 The project has been determined to require a National Pollutant Discharge Elimination system (NPDES) General Permit for storm water discharges associated with construction activities as directed by the California Water Resources Control Board.
- 6.11 A copy of the Notice of Intent (NOI) and waste Discharge Identification (WDID) number from the State Water Resources Control Board shall be provided to Public Works Department prior to approval of any improvement plan.
- 6.12 An adequate Storm Water Pollution Plan (SWPPP) shall be available to State and Public Works Inspectors at the job site prior to commencing construction. The Developer/Permittee shall be responsible for implementation, monitoring, operation and maintenance of the SWPPP until all improvements have been accepted by Public Works or construction is complete, whichever is later.
- 6.13 A Final project-specific Water Quality Management Plan (WQMP) shall be submitted to Public Works for approval with the grading plan check application prior to issuance of a grading permit. It shall incorporate, but not be limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, inspection and maintenance checklist; record a restrictive covenant to ensure operation, maintenance, funding, and transfer of requirements. The post-construction best management practices (BMPs) outlined in the approved Final project-specific WQMP shall be incorporated in the improvement plans.

**SECTION 7 – TRAFFIC SAFETY**

- 7.10 Prior to the recordation of the final map, the Developer shall design and construct a street lighting system to the requirements of the City of Beaumont Approved Street Lighting Specifications and AMERICAN NATIONAL STANDARD PRACTICE FOR ROADWAY LIGHTING. This lighting system shall use light emitting diode (LED).
- 7.11 Street name signs, and traffic control devices shall be constructed in accordance with approved plans. Traffic control devices shall be required for construction work for on-site and off-site locations. Street names for this Tract shall be submitted to the City Engineer for approval.
- 7.12 During construction, temporary traffic control devices shall be constructed as



deemed necessary by the City Engineer. Such measures and devices shall include but not limited to: flagmen, barricades, portable electric traffic signals and street sweeping.

#### **SECTION 8 - ONSITE IMPROVEMENTS**

- 8.10 Lots shall be designed and graded to drain to fronting streets. No lot shall drain onto an adjacent lot or property adjacent to the tract. Lots shall be protected from storm runoff as approved by the Public Works Department.
- 8.11 Structures at zero lot lines, if any, shall have rain gutters and down spout installed to prevent cross lot drainage and said owner of dominant lot shall have drainage and access easement over servient lots.
- 8.12 All lots shall be provided with driveway approaches per City Standard Drawings.
- 8.13 Sewer and water service pipelines shall be placed outside of driveway areas unless otherwise approved by the City Engineer.
- 8.14 The tops of all cut slopes shall be located at least two feet from rear yard property lines. Retaining walls shall be utilized where required to ensure that unusable and non-visible slopes are not created at the sides or rear of any lot, and that there is a minimum "Flat" area of five feet width in all side yards
- 8.15 Before utility or foundation trenching is allowed, soil compaction report must be submitted to the City for review and approval.

#### **SECTION 9 - PARK AND LANDSCAPING**

- 9.10 Prior to the recordation of the final map for any phase of development or prior to building occupancy, whichever comes first, the Developer shall prepare landscaping and irrigation plans for landscaped areas, and all open spaces. Said plans be prepared by a California licensed landscape architect and shall be subject to the review and approval of the City Engineer and Planning Director.

#### **SECTION 10 – UTILITIES**

- 10.10 All existing and proposed utilities shall be underground. The Developer at his own expense shall have existing overhead power, telephone and other utilities along the project frontage be relocated underground before a grading permit is

issued unless otherwise approved by the City Engineer.

# **City of Beaumont Fire Department**

## **Fire Protection / Planning Department**

550 E. 6<sup>TH</sup> Street, Beaumont CA 92223

### **FIRE REVIEW PLANNING CASE CONDITIONS OF APPROVAL**

**CASE# 15-TM-01, Tentative Tract Map 36783**

**APN # 413-460-050**

**SUBJECT: Residential Single Family Dwellings**

**DATE: 5/11/15**

**CONTACT: Proactive Engineering Consultants**

**PHONE # (951)-200-6840**

**SITE ADDRESS: PA 21A Fairway Canyon, North of Palmer Ave and East of Harmon Heights.**

#### **Specific Conditions:**

- 1. A 13-D fire sprinkler system shall be installed in each home. Plans shall be submitted by a licensed C-16 contractor to the Fire Prevention Bureau for review and approval, prior to installation.**
- 2. Underground fire line plans shall be submitted to the Fire Prevention Bureau for review and approval, prior to Mylar's being printed. This shall include the water mains that extend along streets where fire hydrants are not needed for protection of structures or similar fire problems, these fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.**
- 3. Provide a title block on the Mylar's saying, "City of Beaumont Fire Division".**
- 4. Fire department access and water is required up to the models, and before lumber can be dropped. Provide a phasing plan (homes, streets) for approval, prior to be able to pull building permits.**
- 5. Fire department access roads shall be connected prior to phase finals. Phasing map will help determine construction.**

#### **Standard Conditions:**

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with City of Beaumont/Riverside County Ordinances and/or recognize fire protection standards:

**F1. FIRE FINAL** - and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code, California Fire Code, and other related codes which are in force at the time of building plan submittal.

**F2. FIRE FLOW REQUIREMENTS** - The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B, Table B105.1. The applicant/developer shall provide documentation to show that a water system exists, and is capable of delivering 1,000 GPM for 2 hour(s) for duration at 20-PSI residual operating pressure must be available before any combustible material is placed on the job site. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. California Fire Code 2013.

**F3. SUPER FIRE HYDRANTS** - Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 – 2 1/2") shall be located not less than 25 feet or more than 200 feet from any portion of the building as measured along approved emergency vehicular travel ways, and spaced no more than the required spacing per Appendix C, table C105.1 in feet apart in any direction. The fire flow shall be available from any adjacent fire hydrant(s) in the system. CFC Chapter 5, section 503.1.1 and Appendix C table – C105.1

**F4. FIRE LANES** - Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for designating fire lanes, appropriate lane painting, and signage. CFC Chapter 5, section 503.3

**F5. ALL WEATHER ACCESS ROAD** - Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved fire department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. Road shall be provided prior to construction, based on street standards approved by the public works director and the Fire Prevention Bureau. CFC Chapter 5, section 503.2.3

**F6. 24 FOOT WIDTH, 15 FOOT VERTICAL** - Prior to construction and issuance of building permits, fire apparatus access roads shall have an unobstructed width of not less than 24 feet or as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than 15 feet. CFC Chapter 5, section 503.2.1 & RVC Fire Ordinance 787.7

**F7. 15 % GRADE** - Prior to construction, all roads, driveways and private roads shall not exceed 15 percent grade. Add: Grade transitions shall not exceed Riverside County Fire Department apparatus maximum approach and departure angles as determined by the Fire Chief. RVC Fire Ordinance # 787.7 CFC Chapter 5, section 503.2.7

**F8. PHASING** - If construction is phased, each phase shall provide an approved emergency vehicular access for fire protection prior to any building construction. CFC Chapter 5, section 501.4

**F9. DEAD ENDS** - Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. CFC Chapter 5, section 503.2.5

**F10. U/G WATER PLANS** - Prior to issuance of permits, the applicant/developer shall furnish (3) copies of the water system plans to the Fire Prevention Bureau for review. Plans shall be in accordance with Appendix B and Appendix C and section 508.1 of the CFC 2013:

- \* Signed by a registered civil engineer or certified fire protection engineer.

- \* Contain a Fire Prevention Bureau approval signature block.

- \* Conform to hydrant type, location, spacing of new and existing hydrants, and a minimum fire flow required as determined by the Fire Prevention Bureau.

- \* The post indicator valve and fire department connection shall be located to the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access, and within 200 feet of an approved fire hydrant, and within 50 of an approved roadway or driveway or otherwise approved by the Fire Chief.

- \* Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage. RVC Fire Ordinance 787.7 section 912.2.1

- \* After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants shall be installed, and made serviceable prior to and during the time of construction, and accepted by the City of Beaumont Fire Prevention Bureau. CFC Chapter 5, 508, and the National Fire Protection Association 24 sec 1-4.1

- \* Existing fire hydrants on public streets are allowed to be available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. CFC, Appendix B, & C and NFPA 24 section 1-4.1

**F11. BLUE DOT REFLECTOR** - Prior to issuance of Certificate of Occupancy or building final, "Blue Reflective Markers" shall be installed on private streets, public streets, and driveways to identify fire hydrant locations in accordance with City & RVC Fire Ordinance 787.7 specifications.

**F12. RESIDENTIAL NUMBERS** - Prior to issuance of Certificate of Occupancy or building final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency

vehicles. The numerals shall be not less than four (4) inches in height. CFC Chapter 5, section 505.1

**F13. ROOFING** - Prior to Certificate of Occupancy or building final, all structures shall have fire retardant roofing materials (Class A & B roofs) as described in section 1504 of the CBC.

**F14. PAVED ACCESS-** Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards.

**F15. DRIVEWAYS** - Prior to construction, private/commercial driveways over **150 feet** in length shall have a turn around as determined by the fire department capable of accommodating fire apparatus. Driveway grades up/down shall not exceed 15 percent. CFC Chapter 5, section 503.2.5

**F16. ANGLE APPROACH** - The angle of approach and departure for any means of Fire Department access shall not exceed 1 foot drop in 20 feet, and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ. CFC Chapter 5, section 503.2.7

**F17. FIRE SPRINKLERS** - Prior to issuance of Certificate of Occupancy or building final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans (3) sets shall be submitted to the Fire Prevention Bureau for approval prior to installation. No person shall remove or modify any fire protection system installed or maintained under the provisions of the California Fire Code without the approval by the Fire Chief. A Licensed C-16 contractor shall do all the work and/or certification. CFC Chapter 9, section 901.3.1, 903.1 & CBC Chapter 9, section 903.1.1

**F18. SAFETY PRECAUTIONS** - Approval of the safety precautions for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals for specific operations or processes associated with such construction, alteration or demolition. Structure, facilities and conditions which in the opinion of the fire code official, constitute a distinct hazard to life or property. The fire code official is authorized to order the posting of signs in a conspicuous location in each structure. The posting of signs shall not be obscured, removed, defaced, mutilated, or destroyed.

**F19. FIRE DEPARTMENT INSPECTION APPROVAL** - Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved.

**F20. AUTHORITY TO INSPECT** - The Fire Prevention Bureau shall maintain the authority to inspect as often as necessary for buildings and premises, including such other hazards or

appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

**F21. ALTERATIONS** - Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation.

**F22. MEDIAN CROSSOVERS** - Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Chief and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer.

**F23. SINGLE FAMILY DWELLINGS** - Approved fire prevention standard fire hydrants (6" x 4" x 2 – 2 1/2") shall be located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant. Minimum fire flow shall be **1,000 GPM** for 2 hours at 20 PSI. Fire flow and flow duration for dwellings in excess of 3,600 square feet shall not be less than that specified in Appendix C, Table C 105.1, RVC 787.7 & CFC Chapter 5, and Appendix C, Table C 105.1

**F24. ACCESS/ROAD LENGTH** - No cul-de-sac or dead end road length shall exceed one thousand three hundred-twenty (**1,320**) feet in length. In any hazard fire area of Riverside County, no dead-end or cul-de-sac road shall exceed six hundred-sixty (**660**) feet in length. The Fire Chief, based on city street standards shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. Riverside County Ordinance 787.7, CFC Chapter 5, section 503.2.5

**F25. LANDSCAPE** - Landscape must not encroach within Fire Department access way.

**F26. BUILDING OPENINGS** - Access to building openings and roofs shall be maintained readily accessible for emergency access by the fire department. Finished grade to be flat and accessible on all sides of the building where ground ladder access is the only means to reach the highest point on the building from the exterior. Obstructions will not be placed as to interfere with ground ladder placement. CFC Chapter 5, section 504.1 & RVC Ordinance 787.7

**Please call if you have questions: (951)-572-3225**

**Thank you,**

**Richard Horner**

**Assistant Fire Marshal**

**City of Beaumont Fire Services**



**Record Gazette**  
218 N. Murray St.  
**Proof of Publication**  
(2015.5 C.C.P.)

125424- TT MAP 36783

**State of California** )  
**County of Riverside** ) **ss.**

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above matter. I am the principal clerk of the printer and publisher of Record Gazette, a newspaper published in the English language in the City of Banning, County of Riverside, and adjudicated a newspaper of general circulation as defined by the laws of the state of California by the Superior Court of the County of Riverside, under the date October 14, 1966, Case No. 54737. That the notice, of which the annexed is a copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

November 27, 2015

Executed on: 11/27/2015

At Banning, CA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

  
Signature

NOTICE IS HEREBY GIVEN, that the City of Beaumont Planning Commission and City Council will conduct public hearings to consider the matters described below. The Planning Commissions hearing on these matters will be held at 6:00 p.m. on Tuesday, December 8, 2015 at 550 East Sixth Street, Beaumont, California. The Planning Commission will consider making recommendations on these items to the City Council, which has final authority over these entitlement actions. The City Councils public hearing on these matters will be held at 6:00 p.m. on Tuesday, February 2, 2016 at 550 East Sixth Street, Beaumont, CA. The matters to be considered are further described below: Tentative Tract Map 36783 (15-TM-01). Consideration of a request for a Subdivision Application for the development of 64 Lots, 53 Single-Family Residential Lots, 1 Water Quality Basin Lots, 4 Open-Space Lots, and 6 Public Street Lots within a 13.73 Acre Site. The largest residential lot is proposed to be 16,330 Square Feet and the smallest is 5,500 Square Feet with an average residential lot size of 8,024 Square Feet. This project is located at the North of Palmer Avenue between Harmon Heights and Trevino Trail within the Fairway Canyon Project. The underlying Oak Valley PGA Specific Plan and Certified Environmental Impact Report (EIR) was originally approved by the County of Riverside in 2001 and approved for annexation by the City of Beaumont in 2002 and was most recently amended in 2014. This documentation remains current and will be relied on in the proposed actions associated with this proposal. This is pursuant to the provisions of the California Environmental Quality Act. The applicant for this project is Argent Management. The case file, plans, and all supporting documentation for the project can be reviewed at the Beaumont Civic Center, 550 East Sixth Street, Beaumont, California. On public hearings items the public may present testimony to the Planning Commission and City Council either in person or by mail. Written comments will be accepted until the night of the hearing.  
Rebecca Deming  
Director of Planning  
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